

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 10, 2010  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Ken Teasley

- ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: **\*WALDORF SCHOOL - PROJECT NO. 146046**  
City Council District: 3; Plan Area: Mid-City

**STAFF: Renee Mezo**

Conditional Use Permit (CUP) to amend CUP 98-0841 and a Site Development Permit for development on a site that contains Environmentally Sensitive Lands (ESL). The project proposes to construct approximately 24,916 square feet of additional classrooms and increase enrollment from 242 to 434 students. The 4.49-acre site is located at 3547 & 3565 Altadena Avenue in the RS-1-7 and RS-1-1 Zones of the Central Urbanized Planned District and the City Heights Neighborhood of the Mid-City Communities Plan Area. Mitigated Negative Declaration No. 146046. Report No. HO-10-004

**RECOMMENDATION:**

Approve

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ITEM-5:       **3201 UNIVERSITY MAP WAIVER - PROJECT NO. 189051**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:       Michelle Sokolowski**

Map Waiver application to waive the requirements of a Tentative Map to create four commercial condominiums (under construction) on a 0.83-acre site located at 3201 University Avenue in the CL-1 Zone of the Mid-City Communities Planned District, the FAA Part 77 Noticing Area, the Transit Area Overlay Zone, within the Greater North Park Community Plan Area. Exempt from Environmental. Report No. HO-10-010

**RECOMMENDATION:**

Approve

ITEM-6:       **VERIZON PARABROOK - PROJECT NO. 190758**  
City Council District: 4; Plan Area: Skyline-Paradise Hills

**STAFF:       Alex Hempton**

Conditional Use Permit application for a Wireless Communication Facility (WCF) consisting of modifying an existing WCF by replacing six (6) antennas with six (6) new antennas of a larger size. The antennas are attached to parking lot light standards. One equipment cabinet will also be added to an existing equipment shelter. This facility is located at 7997 Paradise Valley Road in the RS-1-5 Zone of the Skyline-Paradise Hills Community Plan. Exempt from Environmental. Report No. HO-10-011

**RECOMMENDATION:**

Approve

ITEM-7:       **MARKET STREET CHURCH - PROJECT NO. 109031**  
City Council District: 4; Plan Area: Southeastern San Diego

**STAFF:       Will Zounes**

Conditional Use Permit and Southeastern San Diego Development Permit to convert two existing structures totaling 3,456 square feet into a church facility to include a spiritual hall, storage area, classrooms, and pastor area on a 27,680 square-foot site located at 5863 Market Street in the SF-6000 Zone of Southeastern San Diego Planned District. Exempt from Environmental. Report No. HO-09-131

**RECOMMENDATION:**

Approve

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ITEM-8:       **TRADITIONAL MARTIAL ARTS - PROJECT NO. 180698**  
City Council District: 1; Plan Area: Torrey Highlands

**STAFF:**       **Renee Mezo**

Conditional Use Permit to allow a 2,261 square-foot Instructional Studio within an existing commercial shopping center located at 7835 Highlands Village Place, in the CC-3-4 zone and the Airport Influence Area (MCAS-Miramar), within the Torrey Highlands Community Plan. Exempt from Environmental. Report No. HO-10-013

**RECOMMENDATION:**

Approve